136.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	2,059,300 / 2,059,300
					USE VALUE:	2,059,300 / 2,059,300
					ASSESSED:	2,059,300 / 2,059,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		BRANTWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WIXTED MARY
Owner 2:	FARNSWORTH DAVID
Owner 3:	
Street 1:	1 ROCKEFELLER PLZ 31ST FL
Street 2:	C/O THE CLARK ESTATES INC
Twn/City:	NEW YORK
St/Prov:	NY Cntry: Own Occ: N
Postal:	10020 Type:

PREVIOUS OWNER

Owner 1:	STAINTON TIMOTHY -
Owner 2:	-
Street 1:	9 BRANTWOOD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,448 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1898, having primarily Wood Shingle Exterior and 4589 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11448.000	1,194,700	5,700	858,900	2,059,300
Total Card	0.263	1,194,700	5,700	858,900	2,059,300
Total Parcel	0.263	1,194,700	5,700	858,900	2,059,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.73 | /Parcel: 448.7

Legal Description

User Acct 87667

GIS Ref

GIS Ref

Insp Date 08/29/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 136.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,193,800	5700	11,448.	858,900	2,058,400	2,058,400	Year End Roll	12/18/2019
2019	101	FV	903,800	5700	11,448.	906,600	1,816,100	1,816,100	Year End Roll	1/3/2019
2018	101	FV	911,200	5700	11,448.	668,000	1,584,900	1,584,900	Year End Roll	12/20/2017
2017	101	FV	911,200	5700	11,448.	639,400	1,556,300	1,556,300	Year End Roll	1/3/2017
2016	101	FV	911,200	5700	11,448.	591,700	1,508,600	1,508,600	Year End	1/4/2016
2015	101	FV	850,500	5700	11,448.	496,200	1,352,400	1,352,400	Year End Roll	12/11/2014
2014	101	FV	850,500	5700	11,448.	484,800	1,341,000	1,341,000	Year End Roll	12/16/2013
2013	101	FV	850,500	5700	11,448.	461,900	1,318,100	1,318,100		12/13/2012

!10587!

PRINT

Date	Time
12/11/20	00:52:43

LAST REV

Date	Time
07/05/19	08:52:06

mmcmakin

10587

USER DEFINED

Prior Id # 1:	87667
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STAINTON TIMOTH	35612-172		6/4/2002		1,300,000	No	No		
BACHELDER JOANN	31878-198		9/29/2000		708,525	No	No		
	19292-580		8/1/1988		460,000	No	No		G

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2015	988	Redo Bat	32,200		7/21/2015			Remodel 2 existing
7/8/2015	903	Manual	3,000		7/8/2015			Demo 2 bathrooms.
3/5/2010	146	Add Bath	30,311	C				NEW HALF BATH & LA
11/27/2006	1029	Redo Bas	25,000			G8	GR FY08	
8/6/2001	49	Siding	56,000	C				CEDAR SIDING&ROOF-

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2017	Meas/Inspect	HS	Hanne S
2/9/2009	Meas/Inspect	372	PATRIOT
12/5/2001	External Ins	PM	Peter M
2/2/2001	MLS	MM	Mary M
12/7/1999	Mailer Sent		
11/18/1999	Measured	264	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11448		Sq. Ft.	Site		0	90.	0.83	10			View	25					858,875						858,900	

Total AC/HA: 0.26281 | Total SF/SM: 11448 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 858,875 | Spl Credit | Total: 858,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	A- - Very Good (-		
Year Blt:	1898	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	8	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.96455956
Const Adj.:	1.09989011
Adj $ / SQ:	137.918
Other Features:	184500
Grade Factor:	1.61
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1252266
Depreciation:	57604
Depreciated Total:	1194662

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	13	6	
Totals			
1	13	6	

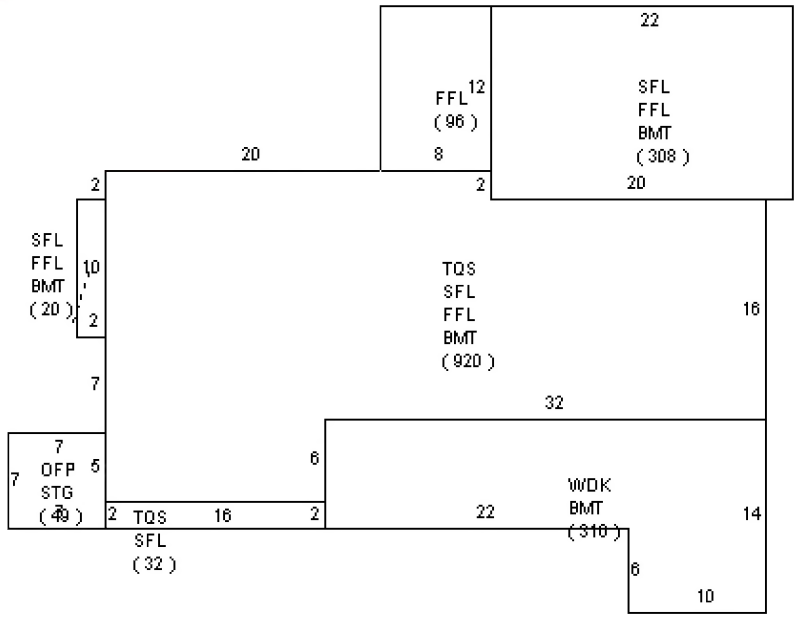
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	222.05
Special Features:	0	Val/Su Net:	224.74
Final Total:	1194700	Val/Su SzAd	357.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,564	81.100	126,834
FFL	First Floor	1,344	137.920	185,362
SFL	Second Floor	1,280	137.920	176,535
TQS	3/4 Story	714	137.920	98,474
WDK	Deck	316	10.080	3,185
OFP	Open Porch	49	48.400	2,371
STG	Storage	49	11.090	543
	Net Sketched Area:	5,316	Total:	593,304
Size Ad	3338	Gross Are	5554	FinArea 4589

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 136.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X22	A	AV	1930	20.41	T	40	101			5,700			5,700

More:	N	Total Yard Items:	5,700	Total Special Featues:		Total:	5,700